


*City of Alexandria, Virginia*

## MEMORANDUM

DATE: NOVEMBER 14, 2005

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: CONSIDERATION OF AUTHORIZATION OF RECOMMENDED CAPITAL PROJECT ALLOCATIONS AND PLANNED EXPENDITURES

---

**ISSUE:** City Council authorization of the recommended capital project allocations and planned expenditures.

**RECOMMENDATION:** That City Council authorize the capital project allocations and planned expenditures for the capital projects as detailed in the Capital Improvement Expenditure Summary (Attachment ).

**DISCUSSION:** This docket item provides a summary of Capital Improvement Program planned expenditures (attachment). It includes projects reflected in the City's Fiscal Year 2006 Capital Budget, approved by City Council on May 2, 2005 or approved in capital budgets prior to FY 2006 with a CIP budget document page reference in the attachment. A project title listing appears on the next page and a detailed summary appears in the attachment.

Allocations are recommended for the following projects:

Renovation and Maintenance of Existing City Facilities	
Public Safety Center (Slab Repair)	\$ 4,100,000
Detention Center (Various Improvements)	694,608
Health Department Renovations	80,000
Community Development	
Mount Vernon Avenue Improvements (Phase V)	\$ 660,000
Sewers	
Braddock Road and West Street Storm Sewer Relief	\$ 450,000
Information Technology Infrastructure Projects	
Application Deployment Management	\$ 80,000

Systems Development		
Work Order Mobile Application (General Services)	\$	40,000

**ATTACHMENT:** Capital Improvement Program Planned Expenditures

**STAFF:**

Mark Jinks, Assistant City Manager

Bruce Johnson, Director, Office of Management and Budget

Alfred Coleman, Budget/Management Analyst, Office of Management and Budget

This attachment provides summary information on capital improvement program projects for which work will be initiated and expenditures incurred during the upcoming months. Funding for all of the projects discussed below is included in the City's Approved FY 2006 Capital Improvement Program (CIP) budget or in prior year capital budgets.

<b>Project Number</b>	<b>Project</b>	<b>Approved Funding Available</b>	<b>Planned Expenditure Amount</b>	<b>Budget Document Page Reference</b>
<b>Index Code/ Sub-object</b>	<b>Title</b>			
Project 005-319	Renovation and	\$4,100,000	\$4,100,000	Page 124 in the
Account No. 220780	Maintenance of			City's Approved
Sub-object 2121	Existing City			2005 CIP Budget
	Facilities			Document
	(Public Safety Center			
	Slab Repair)			

This allocation will provide for the complete demolition and removal of the fractured and deflected six-inch concrete slab at the Public Safety Center at 2003 Mill Road. Since its completion in 1987, the City's Public Safety Center has experienced significant first floor, non-structural slab settlement. A study completed in FY 2001 determined that the slab has settled as much as four inches in some areas of the building due to the consolidation of decaying organic and soft material in the third soil strata and that further settlement due to decaying material may occur. This allocation will provide for the replacement of the eighteen year old slab with a series of new reinforced twelve-inch concrete slabs set atop a structural system of friction pilings. To minimize disruption of operations of the Sheriff, Police Department and Magistrate, the design has been carefully developed to accommodate the requirements of each agency throughout the five phase, twenty-two month project schedule. Final construction documents will be available in early December 2005. After a six week final review, Code Enforcement will issue a building permit in late January 2006. Following the building permit, the project will be released for a sixty (60) day public solicitation, with contract award and mobilization requiring an additional 30 days. The selected general contractor will commence the first of five demolition and construction phases in late spring 2006, with construction scheduled to be completed in Winter 2008. (Funding Source - Cash Capital - FY 2004 Funds)

**CAPITAL IMPROVEMENT PROGRAM PLANNED EXPENDITURES**  
**October 31, 2005 Report, Docketed November 22, 2005**

**ATTACHMENT, PAGE 2**

<b>Project Number Index Code/ Sub-object</b>	<b>Project Title</b>	<b>Approved Funding Available</b>	<b>Planned Expenditure Amount</b>	<b>Budget Document Page Reference</b>
Project 005-333 Account No. 221034 Sub-object 2121	Renovation and Maintenance of Existing City Facilities (Detention Center)	\$694,608	\$694,608	Page 125 in the City's Approved 2005 CIP Budget Document

This allocation will provide for improvements at the City's Detention Center including (1) the replacement of the current 18-year-old lock-set system in the Detention Center with a lower maintenance technology-oriented system, including the replacement of 426 lock bodies and covers plus selective repairs to deteriorated doors and frames (\$588,000); the performance of a lighting study at the facility to develop alternatives and specify new equipment to replace the current mercury vapor lighting apparatus in the prisoner-attorney conference area (\$10,000); expand the Uninterrupted Power Supply (UPS) capacity to include staff offices and equipment within the facility so that operations can be maintained indefinitely during electrical outages; and the repair, recaulking and painting of exterior windows and louvers (\$60,608). Work is scheduled to begin in December 2005 and is scheduled to be completed in Spring 2006. (Funding Source - Bond proceeds - FY 2004 Funds)

<b>Project Number Index Code/ Sub-object</b>	<b>Project Title</b>	<b>Approved Funding Available</b>	<b>Planned Expenditure Amount</b>	<b>Budget Document Page Reference</b>
Project 003-302 Account No. 221085 Sub-object 2121	Renovation and Maintenance of Existing City Facilities (Health Department)	\$80,000	\$80,000	City's Approved 2005 CIP Budget Document

This allocation will provide the balance required to fund the final Council-approved contract change order in the amount of \$129,692 as part of the renovation of the Health Department/Clubhouse at 4480 King Street. The new Alexandria Health Department and Clubhouse building renovation contract was awarded to Turner construction in February 2004 for an amount of \$2,437,351. Construction began in March 2004 and the facility opened as scheduled

in August 2004. Construction was not fully completed until December 2004. During the course of the project, the City's Purchasing Agent approved seven change orders totaling \$607,679. Sixty-five percent, or \$397,104 of the approved changes were attributable to capital equipment replacement costs. The final change order, together with previous change orders, under City Code exceeds the Purchasing Agent's twenty-five percent approval authority by 5.25 percent and thereby required City Council approval. City Council's prior written approval was required for executing this final contract change to compensate the contractor for unforeseen project costs. On September 27, 3005, City Council approved the contract change order, in the amount of \$129,692. The \$129,692 change order was primarily the result of unforeseen building conditions and code requirements. The majority of this change order was funded with the balance remaining in the Health Department CIP project account. This allocation will be funded with the balance from the Health Department's carryover from FY 2005 in the City's Non-Departmental budget. (Funding Source - Health Department FY 2005 Carryover - OCA 125302)

<b>Project Number Index Code/ Sub-object</b>	<b>Project Title</b>	<b>Approved Funding Available</b>	<b>Planned Expenditure Amount</b>	<b>Budget Document Page Reference</b>
Project 003-014	Community	\$660,000	\$660,000	Page 66 in the
Account No. 210419	Development			City's Approved 2006
Sub-Object 2121	(Mount Vernon Avenue Improvements)			CIP Budget Document

This allocation will provide funding to complete the final phase (Phase V) of the Mt. Vernon Avenue Undergrounding project between Bellefonte Avenue and Nelson Avenue. Phase V began in July 2004. However, due to higher labor and utility costs, this additional allocation is required to fund the streetscaping improvements related to Phase V. The undergrounding of overhead utilities, installation of wiring, removal of poles and streetscaping is scheduled to be completed in Spring 2006. (Funding Source - Cash Capital FY 2006 Funds)

5

**CAPITAL IMPROVEMENT PROGRAM PLANNED EXPENDITURES**  
**October 31, 2005 Report, Docketed November 22, 2005**

**ATTACHMENT, PAGE 4**

<b>Project Number Index Code/ Sub-object</b>	<b>Project Title</b>	<b>Approved Funding Available</b>	<b>Planned Expenditure Amount</b>	<b>Budget Document Page Reference</b>
Project 011-702	Sewers	\$450,000	\$450,000	Page 183 of the
Account No. 245975	(Braddock Road and			City's Approved 2006
Sub-object 2121	West Street Storm			CIP Budget Document
	Sewer Relief)			

This allocation will provide funding to mitigate the frequent flooding at the intersection of Braddock Road and West Street. Based on a drainage study completed in FY 2004, it was determined that the storm sewers at the intersection of Braddock Road and West Street are inadequate to relieve the frequent flooding near the rail corridor crossing. Several options to mitigate the flooding are currently being evaluated including providing a water detention facility with a pump station or improvements to the gravity system. This allocation will provide for a preliminary design to further evaluate several alternatives to alleviate the flooding. The preliminary design analysis is scheduled to be completed in Fall 2007. (Fund Source: Cash Capital - FY 2006 Funds)

<b>Project Number Index Code/ Sub-object</b>	<b>Project Title</b>	<b>Approved Funding Available</b>	<b>Planned Expenditure Amount</b>	<b>Budget Document Page Reference</b>
Project 015-415	Infrastructure	\$80,000	\$80,000	Page 255 of the
Account No. 250040	Projects			City's Approved 2006
Sub-object 2121	(Application			CIP Budget Document
	Deployment Management)			

This allocation will provide funding for the purchase of four servers and support for the Citrix Project. This project was formerly known as "Computer Workstation Software Management. The first server will be used for GIS applications, the Real Estate Computer Automated Assessment (CAMA) software and for Lotus Notes (City e-mail) to be available through Citrix. Two other servers will be purchased for the City's new training facility along with 20 thin clients which will result in a Citrix classroom. The fourth server will be used for applications such as Accounting, Purchasing, permitting, Time and Attendance, Intranet and access to network files and folders. Because applications and services published to Citrix are accessed through a browser, making these applications available via Citrix will eliminate

the need for Help Desk staff to touch every desktop PC when application software changes and requires a new version of software, saving time and improving efficiency and responsiveness. This project is ongoing. (Funding Source - Cash Capital FY 2005 and FY 2006 Funds)

<b>Project Number</b>	<b>Project Index Code/ Sub-object</b>	<b>Project Title</b>	<b>Approved Funding Available</b>	<b>Planned Expenditure Amount</b>	<b>Budget Document Page Reference</b>
Project 015-415		Systems Development	\$40,000	\$40,000	Page 242 of the City's Approved 2006 CIP Budget Document
Account No. 265505		(Work Order Mobile Application)			
Sub-object 2121					

This allocation will provide funding for the purchase of handheld devices equipped with "MP2 Mobile Software" that will provide field access to the General Services' Computerized Maintenance Management System (CMMS). The CMMS is used to plan, track and schedule maintenance requests for City Departments, facilities and equipment. These devices will allow the City's Building System Technicians to download their work assignments at the beginning of their shift, update information throughout the day and update the CMMS at the end of their shift. The handheld devices and software will provide accurate data collection to keep building systems running and better serve the customers. These devices can be purchased and put into operation within four weeks of this allocation. (Funding Source - Cash Capital FY 2006 Funds)